



CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

**STRATEGIC LAND USE PLAN  
AMENDMENT NO. 08/10**  
Per 89.340 RSMo (2000) As Amended  
**CERTIFIED COPY**

  
**SUSAN A. STAUDER, CHAIRMAN**  
**PLANNING COMMISSION**  
**File No. PDA-155-04-CMP**

**10/7/10**  
**DATE**

**Revised October 6, 2010**

**To:** City of St. Louis Planning Commission

**From:** Don Roe, Acting Director

**Subject:** Public Hearing & Resolution for Amendment of the Strategic Land Use Plan (2005) of the St. Louis Comprehensive Plan - Amendment # 8 Map Update – October 2010 – For all or portions of various City Blocks.

**Date:** October 6, 2010

### **Executive Summary**

This resolution seeks a general amendment by the Planning Commission to the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan as an annual update of the SLUP map maintained in the file and in the City's computer based Geographic Information System (GIS) for various areas-blocks in the City.

These are areas where the Planning Commission has reviewed and approved as a matter of course a land use action in conformity with provisions of the Strategic Land Use Plan of the St. Louis Comprehensive Plan but the SLUP map has not been updated prior to this resolution. Then, the resolution is appropriately characterized as a map update, not a review of an updated SLUP for all city blocks.



## Background

The Strategic Land Use Plan was initially adopted on January 5, 2005 and has been amended subsequently as part of the St. Louis Comprehensive Plan. Section 3.48.100.A of the St. Louis City Revised Code provides that “the adoption of a Comprehensive Plan or of any part, amendment, revision, extension or addition shall be by resolution of the Planning Commission carried by the affirmative votes of a majority of all the members of the Planning Commission at a regular or special meeting thereof.” Prior to adoption or amendment, the Planning Commission shall conduct a public hearing as part of the review and approval process. Adoption and all amendments to the SLUP have been implemented according to procedures required by City Code and Section 89.360 RSMo. (2000). To more clearly reflect that the SLUP complies with these requirements above, we are modifying the SLUP Logo (as shown on page 1) as part of this update.

The changes now proposed to the plan are consolidated into one amendment which includes multiple locations on the SLUP map. The changes enumerated on **Attachment ‘A’** are of two types.

1. **The proposed change of SLUP land use is based directly on action items approved by the Planning Commission (*Chapter 99 Plan, Adopted Plan or Rezoning*) generally during the last year where development is completed or the adjacency provision is invoked.** (see Items #1 - #9)
2. **The proposed change of SLUP land use (*Opportunity or Development Areas*) is based on suitable development having occurred over time and action items approved by the Planning Commission on the same City Block (*Chapter 99 Plan, Adopted Plan, Rezoning or Vacation*) have been approved.** (see Items #10 - #19)

Color maps of the 19 Items listed in **Attachment A** of this resolution can be viewed on the City’s Website at <http://stlcin.missouri.org/landuse/amendments.cfm>. At the Public Hearing conducted by the Planning Commission, maps of individual areas or projects are presented and discussed.

On approval of Amendment #8 Map Update, the amendment will be placed in the Commission files and the City’s computer based Geographic Information System (GIS) will be updated to incorporate the changes.

Notification of Amendment #8 to the SLUP Map will be certified by the Chairman and conveyed as required by City Code and Missouri statute, in keeping with changes to the Comprehensive Plan for the City of St. Louis, to the following City Entities: the Board of Aldermen, the City Register, and the office of the Recorder of Deeds with a complete set of prior amendments, original document, and updated map of the entire city which reflects all the amendments.

## **COMMENTS**

We promote the use of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan - as a city-wide document and the published printed map has stimulated much discussion as a tool that depicts the urban character of areas of the City and also shows areas with opportunities for various types of investment.

We are also a technology- and information-oriented agency and city. We encourage people to access our information via the internet, and the SLUP is available on the web. The printed version directs one to the web for updates. Our technology also allows us to let people zoom in to view specific areas of the city as viewing the entire city is difficult on the computer. This update will make close-in views accurate and up to date. Printed map copies are available at a fee.

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## **REQUESTED ACTION**

That the Planning Commission approves the Strategic Land Use Plan of the St. Louis Comprehensive Plan – Amendment #8 Map Update – October 2010 for areas listed in Attachment “A” inclusive of all prior amendments but for changes specifically superseded by Amendment #8.

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NOW, HAVING COMPLIED WITH ALL PROCEDURAL REQUIREMENTS,  
THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING  
COMMISSION AS FOLLOWS:

1. All prior amended versions of the Strategic Land Use Plan but for changes specifically superseded by Amendment #8 are ratified.
2. Having conducted a Public Hearing regarding the Strategic Land Use Plan -- Amendment #8 Map Update – October 2010 for areas listed in Attachment “A” this amendment is approved.
3. The Director of Planning of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to seek and affix the signature of the Chairman of the Planning Commission to the relevant materials as certification of action and of the copies and distribute copies of the materials to the Board of Alderman of the City of St. Louis, the City Register, the Recorder of Deeds and make any other required notifications or filings of this amendment as a part of the Strategic Land Use Plan.

# STRATEGIC LAND USE PLAN

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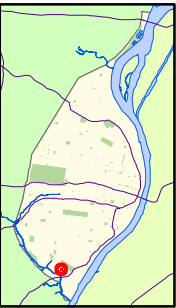
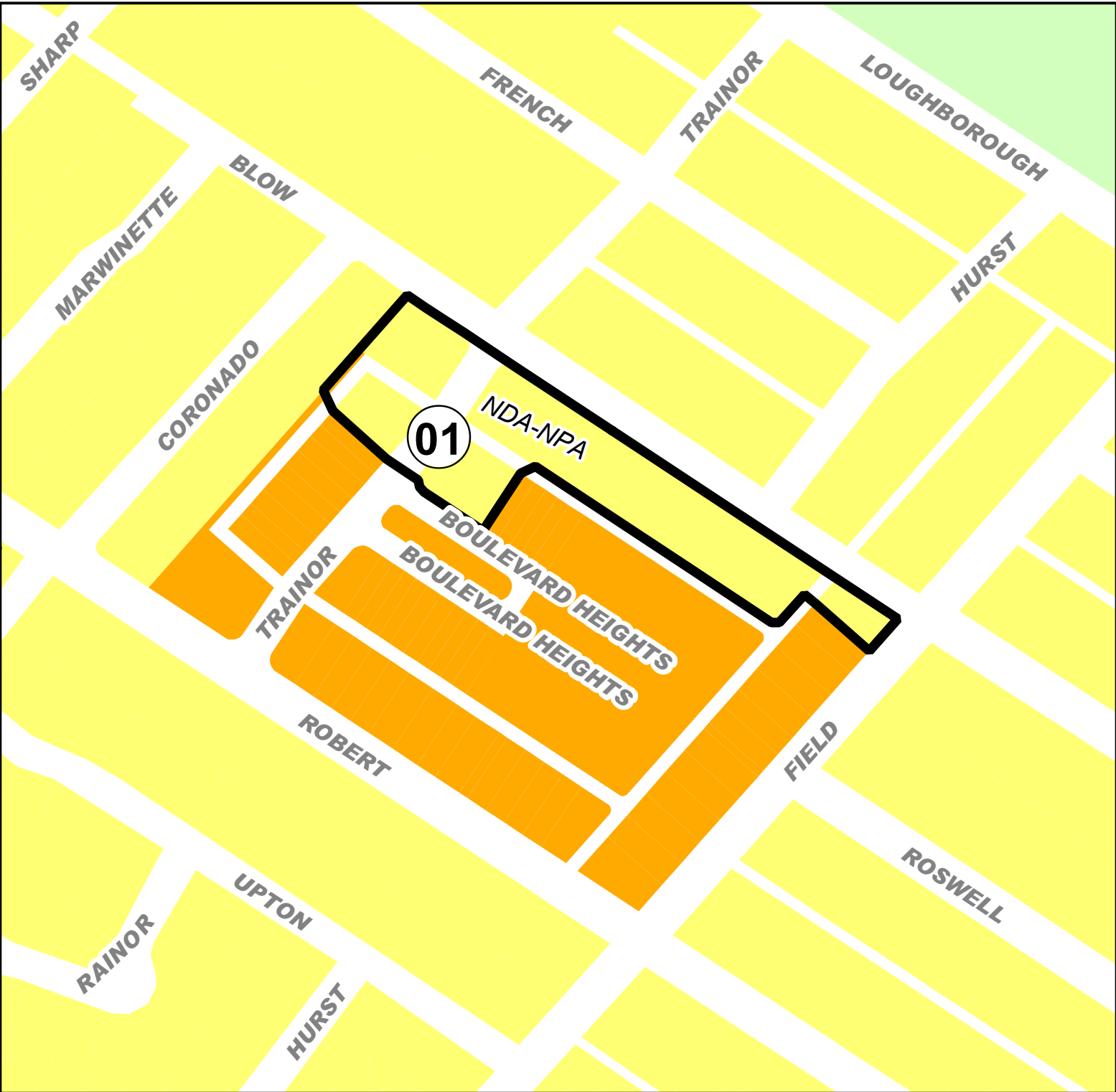
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## Attachment A

### Strategic Land Use Map Changes – Amendment 8

Loc.- Item #	Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP	PDA #	
1	New residential development (Boulevard Heights PUD)	Boulevard Heights	4	N. ¼ 6401	NDA	NPA	047-06-PUD	
2	Industrial redevelopment (N. Broadway & E. Taylor)	North Riverfront	79	4398	BIDA	BIPA	064-08-REZ	
3	New residential development (Lillian Park II)	Walnut Park East	37	5317 5671	NDA	NPA	092-08-RDR	
4	New health center (Grace Hill Health Centers)	College Hill	66	NW ¼ 2433	NDA	IPDA	005-09-REZ 148-09-VACA	
5	Mixed-use redevelopment & new townhouse development (Dick Gregory Place)	Greater Ville	56	4476	OA NDA	NCA NPA	039-09-RDR	
6	New residential development (Habitat for Humanity)	Jeff Vander Lou	59	1004 N. 1/2 1005	NDA	NPA	098-09-RDR 022-10-REZ	
7	New residential development (Salisbury Park)	Hyde Park	65	N. ½ 1739.05 E. ½ 1748	NDA	NPA	001-10-RDR 080-08-VACA	
8	New residential development (North Newstead V)	O' Fallon Penrose	68 69	E. ½ 4412.03 NW ¼ 4424	NDA	NPA	007-10-RDR	
9	Gas station/convenience store (BP & Crown Mart)	Downtown West	36	W. ½ 1709.22	OA	BIPA	009-10-RDM	
10	Residential conversion (Majestic Stove & other lofts)	Downtown West	36	939 2006	OA	SMUA	159-05-REZ	
11	Elderly residential develop. (St. Louis Housing Authority)	Jeff Vander Lou	59	1031	NCA	NPA	109-04-RDM	
12	Elderly residential develop. (Mt Zion Miss. Baptist Church)	Gate District	31	N. ½ 1282	NDA	NPA	197-06-RDR	
13	Renovation & redevelopment (Ranken Technical College)	Lewis Place	54	E. ½ 3725 E. ½ 4554	BIPA BIDA	IPDA	134-07-REZ 064-06-VACA	
14	New residential development (Covenant Place)	Covenant Blu / Grand Center	77	W. 1/2 3738 W. 1/2 3747	NDA	NPA	004-09-REZ	
15	New residential development (William Clay Community)	West End	48	E. ½ 4546	NDA	NPA	172-06-RDM	
16	Ball field & Park Development (St. Mary's High School & Beckerle Park)	Dutchtown	16	W. ½ 4705 NE ¼ 4706	NPA	IPDA ROSPA	052-10-RDR	
17	North Campus development (Washington University)	West End	48	4854 4855	OA	IPDA	082-05-VACA	
18	New residential development (Delmar Place townhouses )	DeBaliviere Place	47	N. 1/4/ 5620	NDA	NPA	172-06-RDM	
19	Storm water detention area (MSD & Northern MB Church)	Wells Goodfellow	50	6132	IPDA	OA	005-07-VACA 046-10-VACA	
	Church parking lot (MSD & Northern MB Church)	Wells Goodfellow	50	4360	BIDA OA	IPDA	005-07-VACA 046-10-VACA	
	Church parking lot (MSD & Northern MB Church)	Wells Goodfellow	50	5239	OA NPA	IPDA	005-07-VACA 046-10-VACA	

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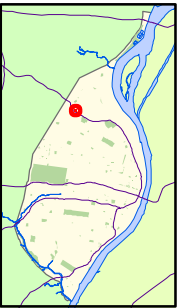
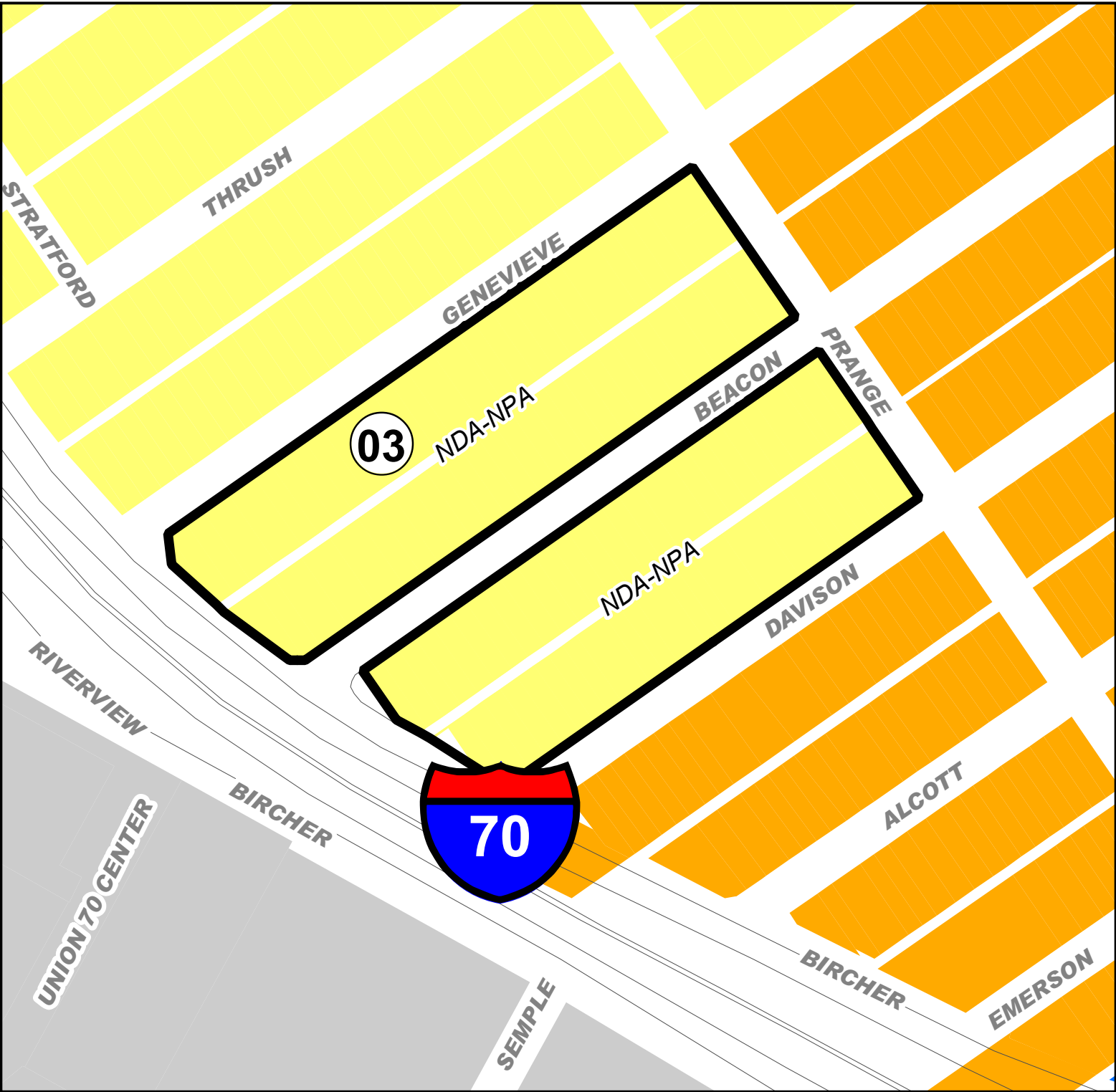
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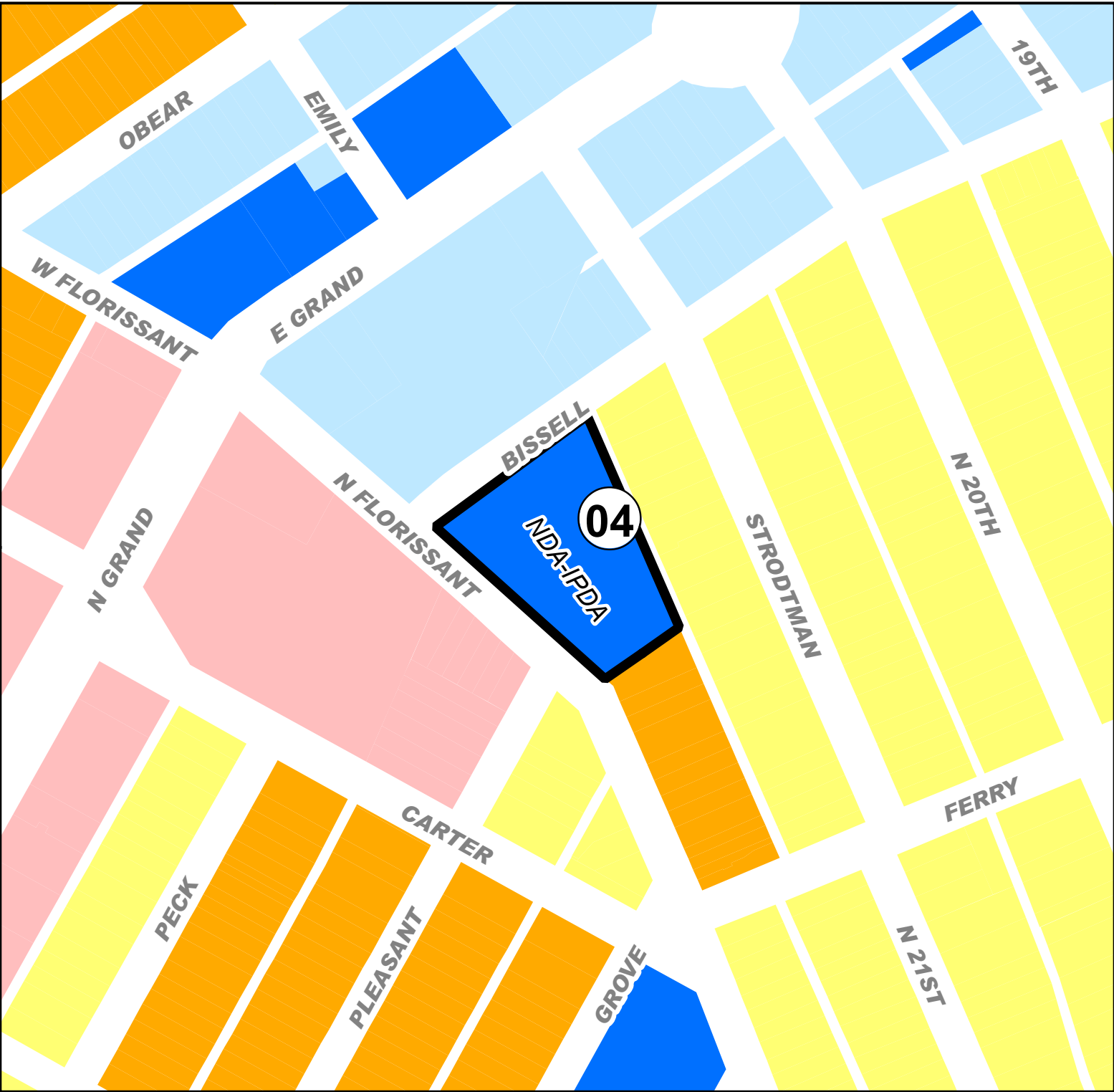


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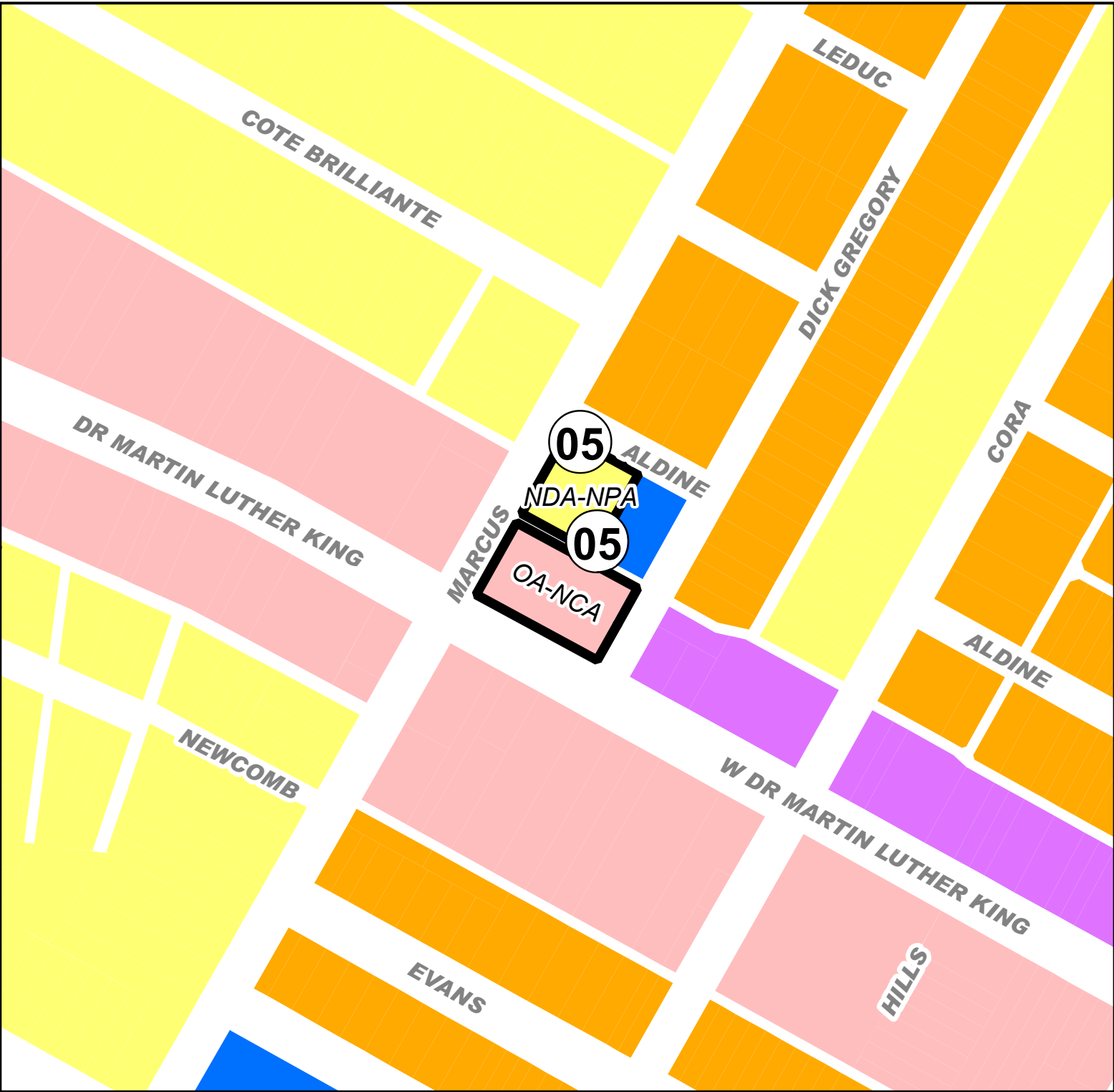
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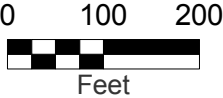


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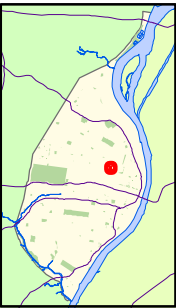
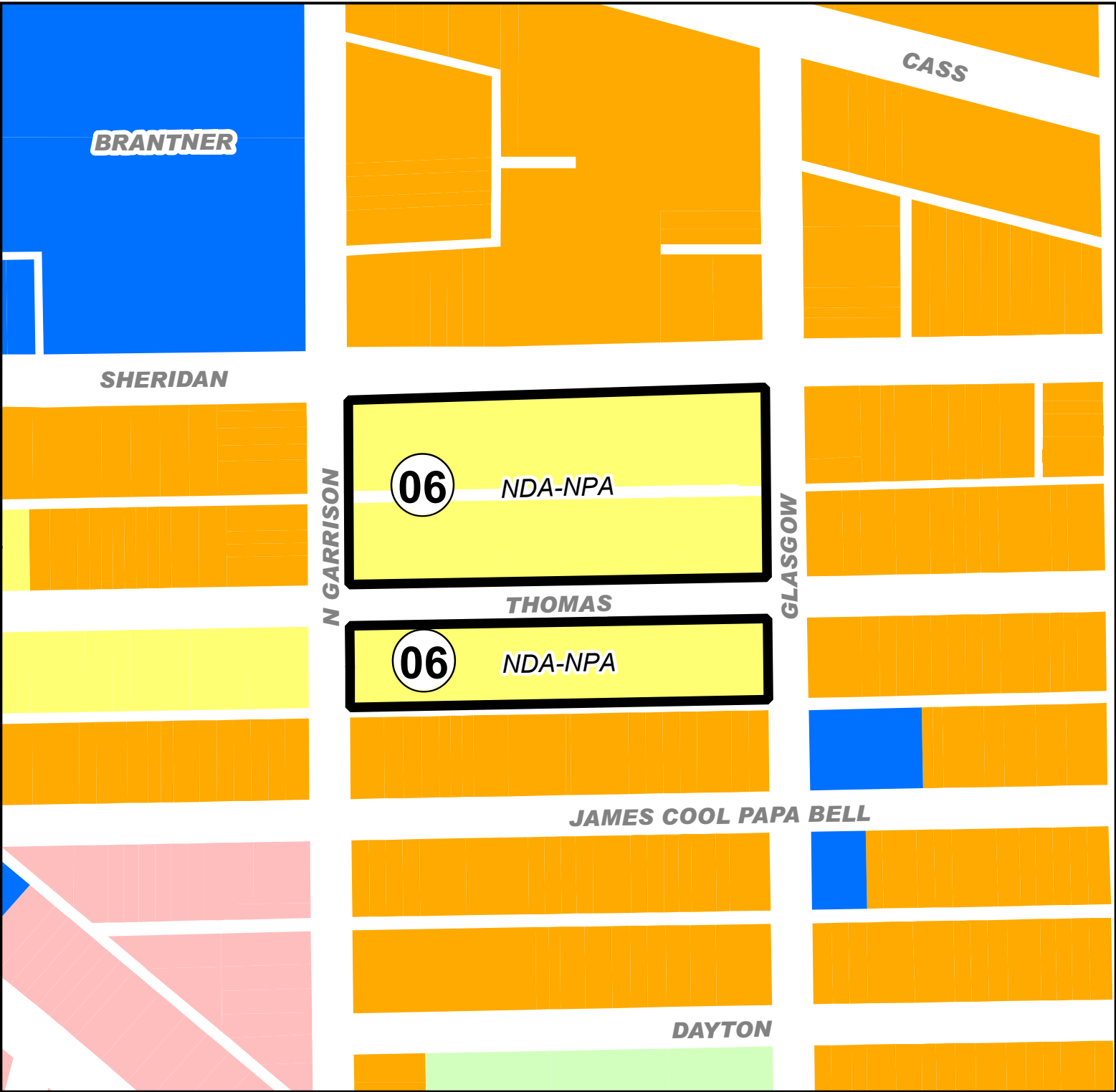
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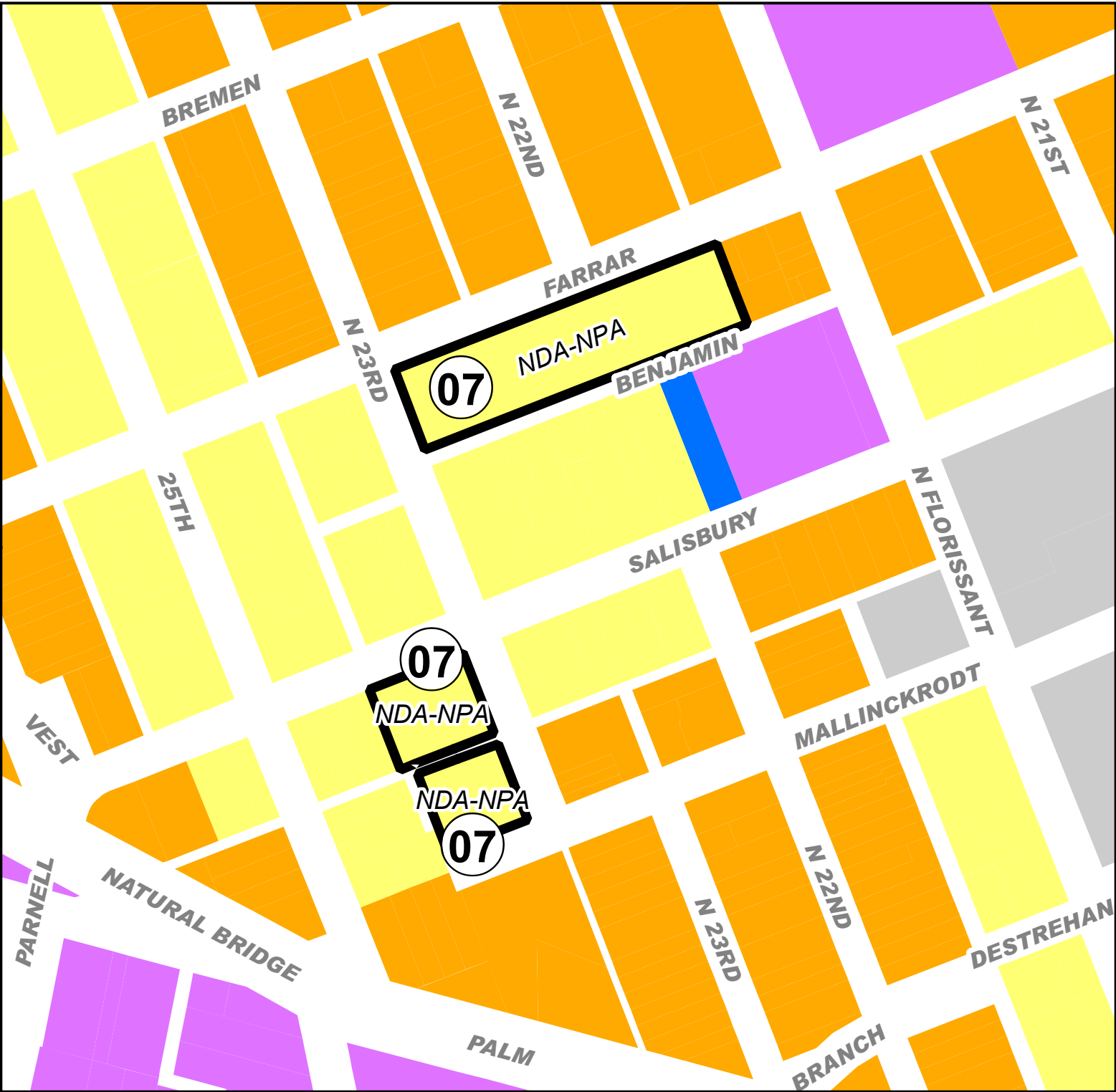
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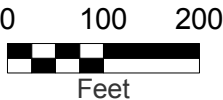
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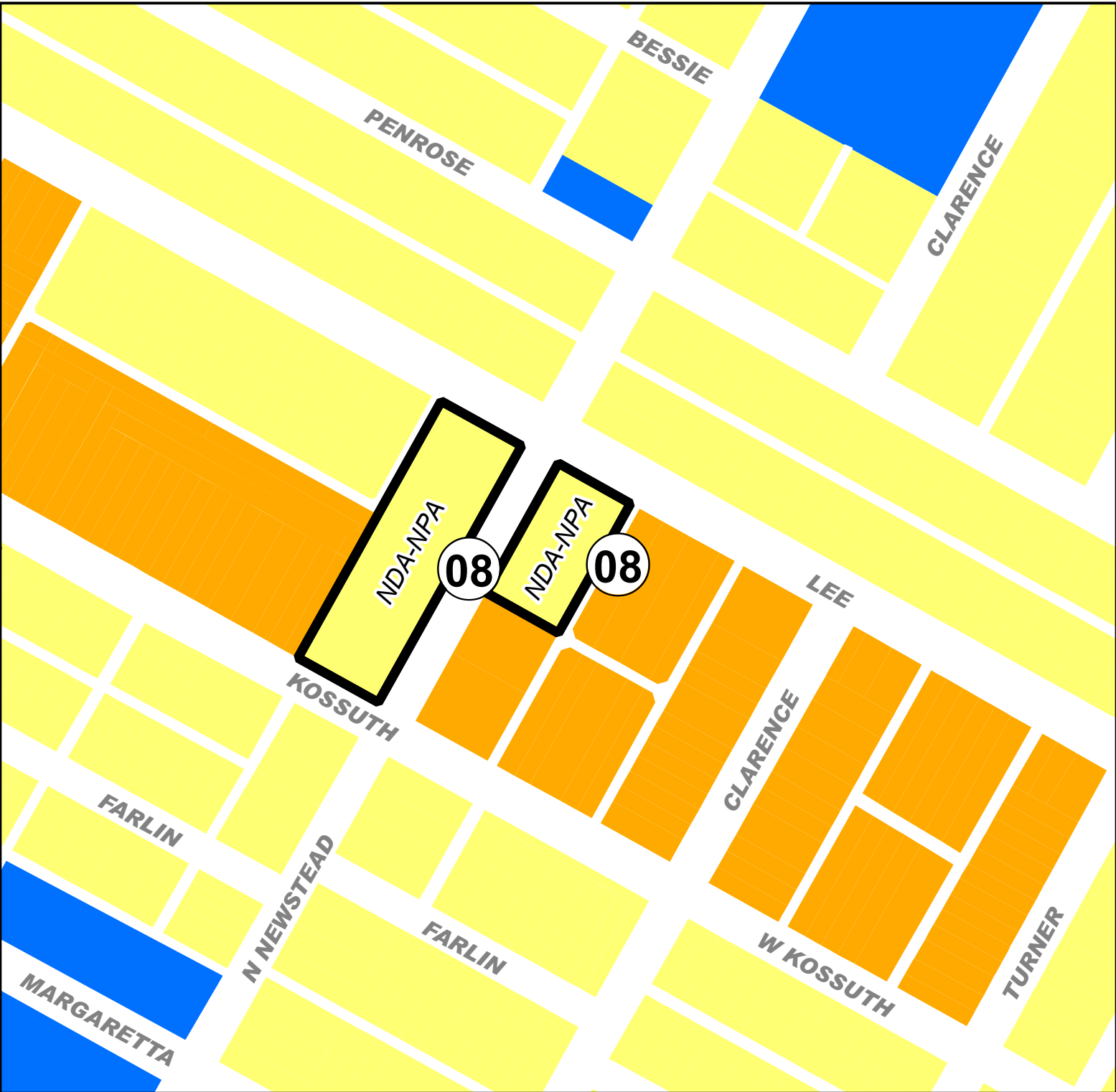
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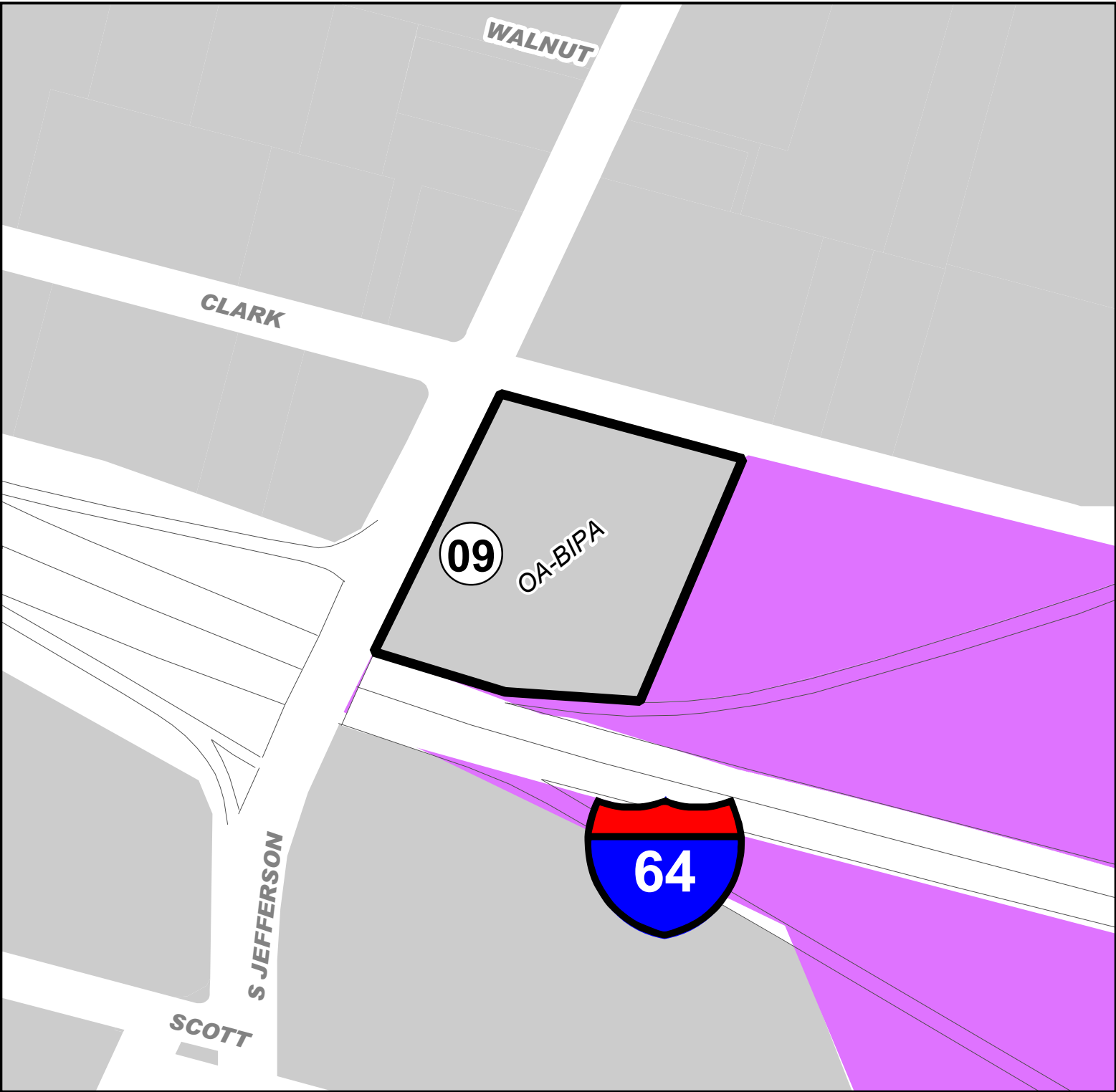
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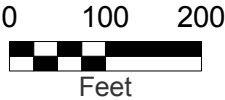
  
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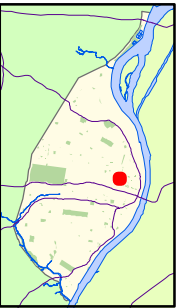
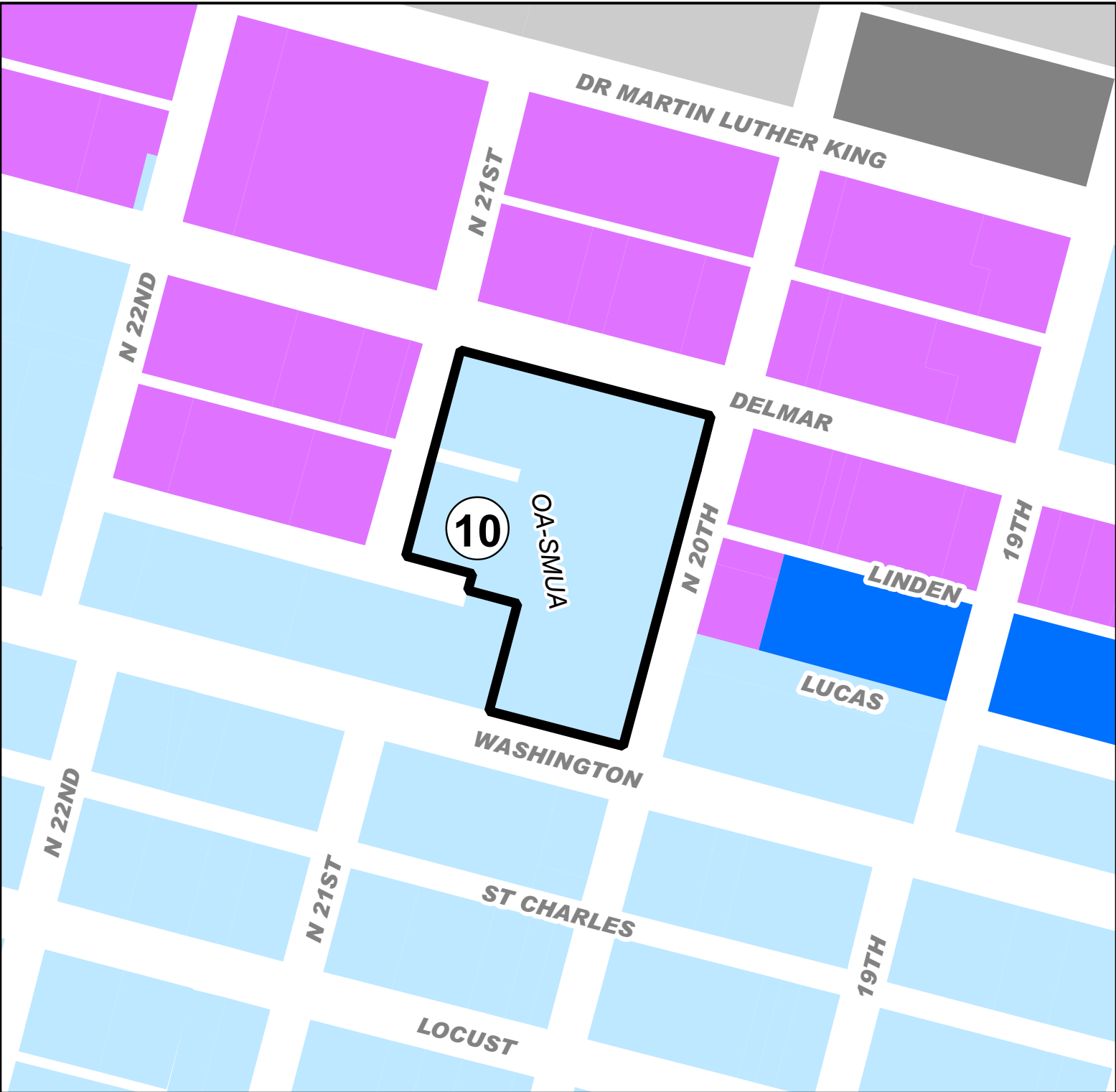
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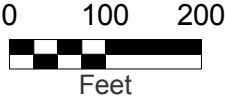
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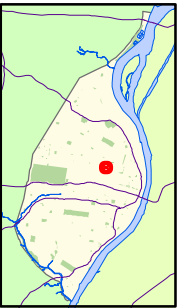
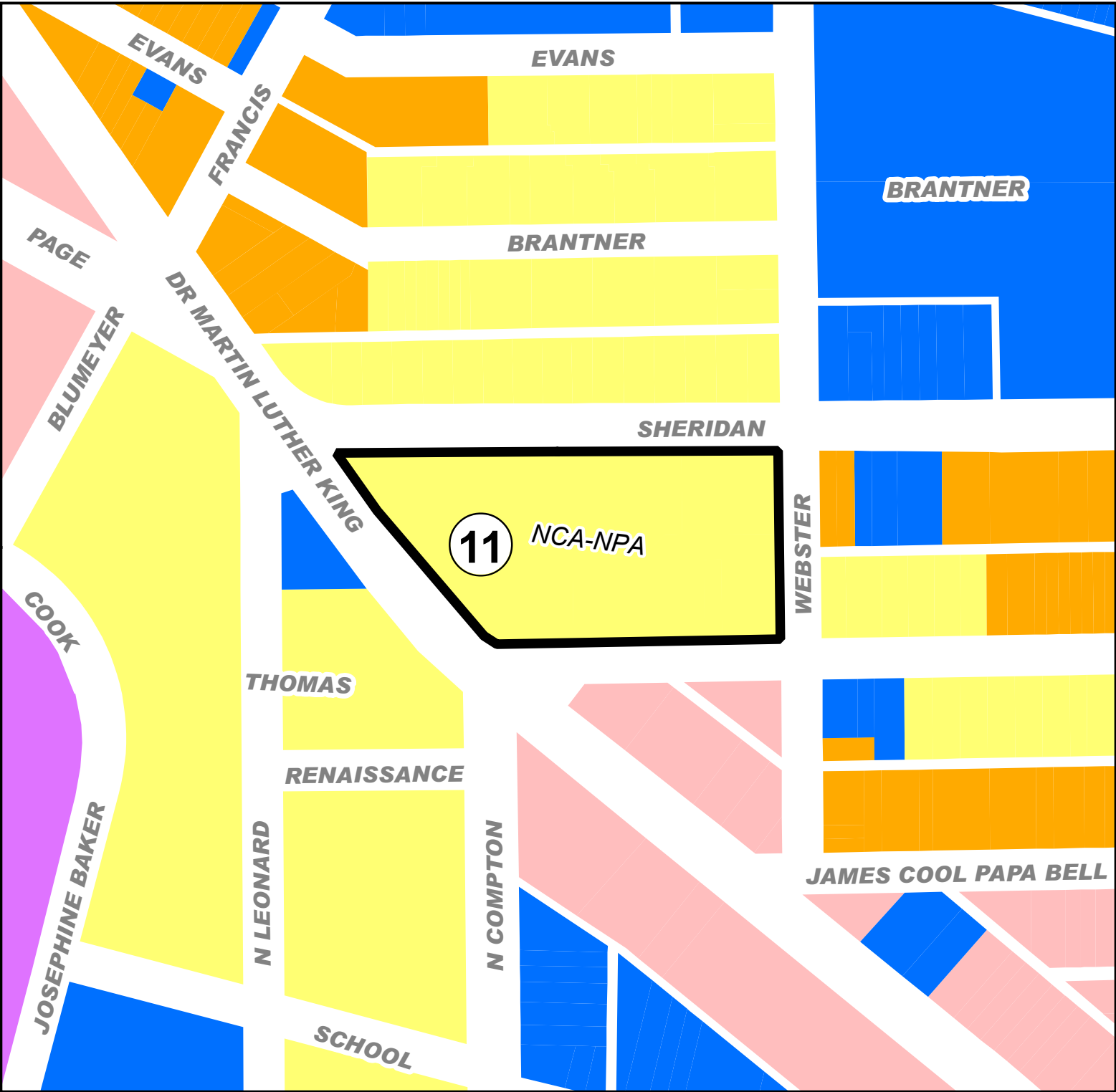
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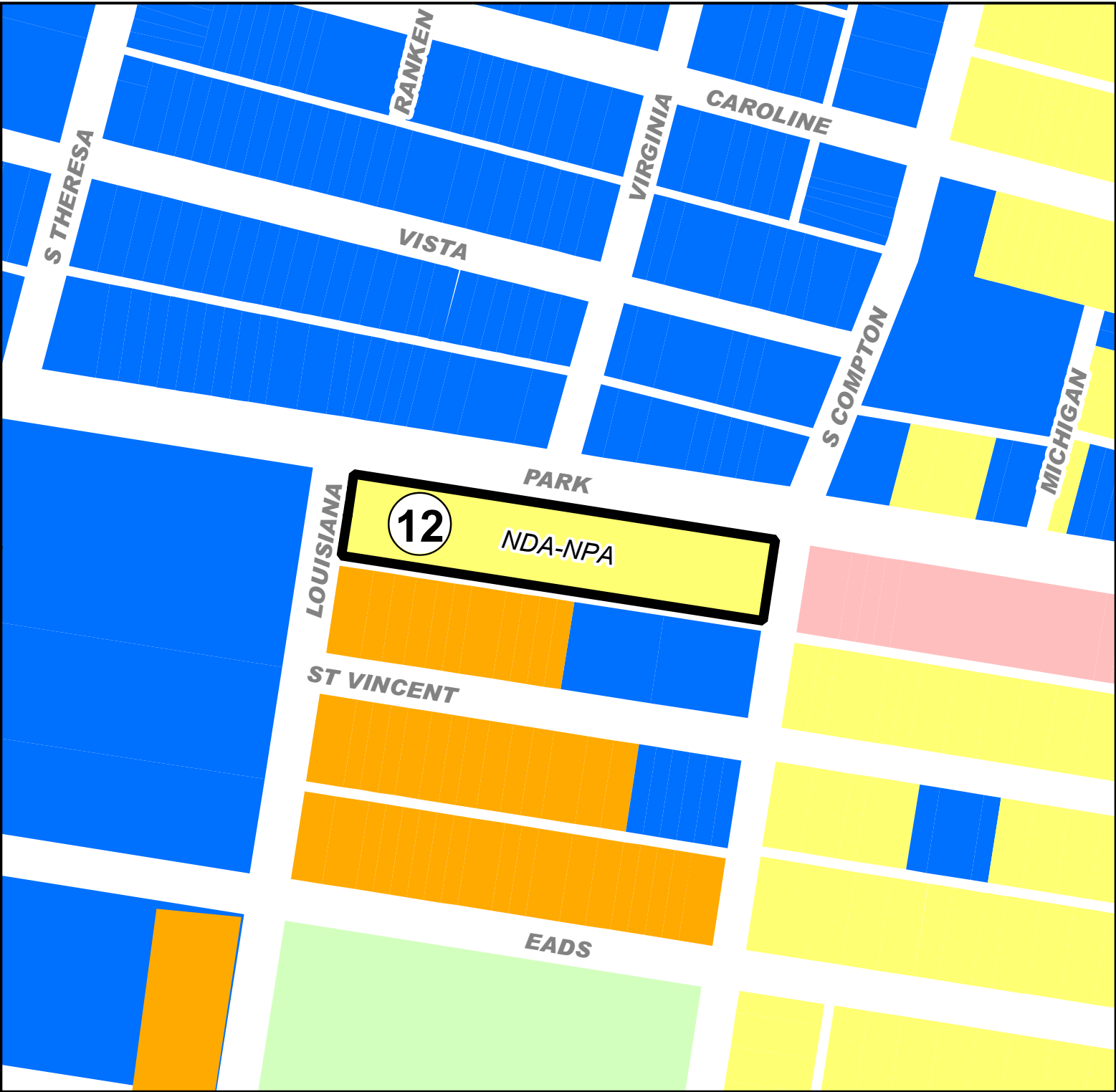
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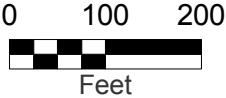
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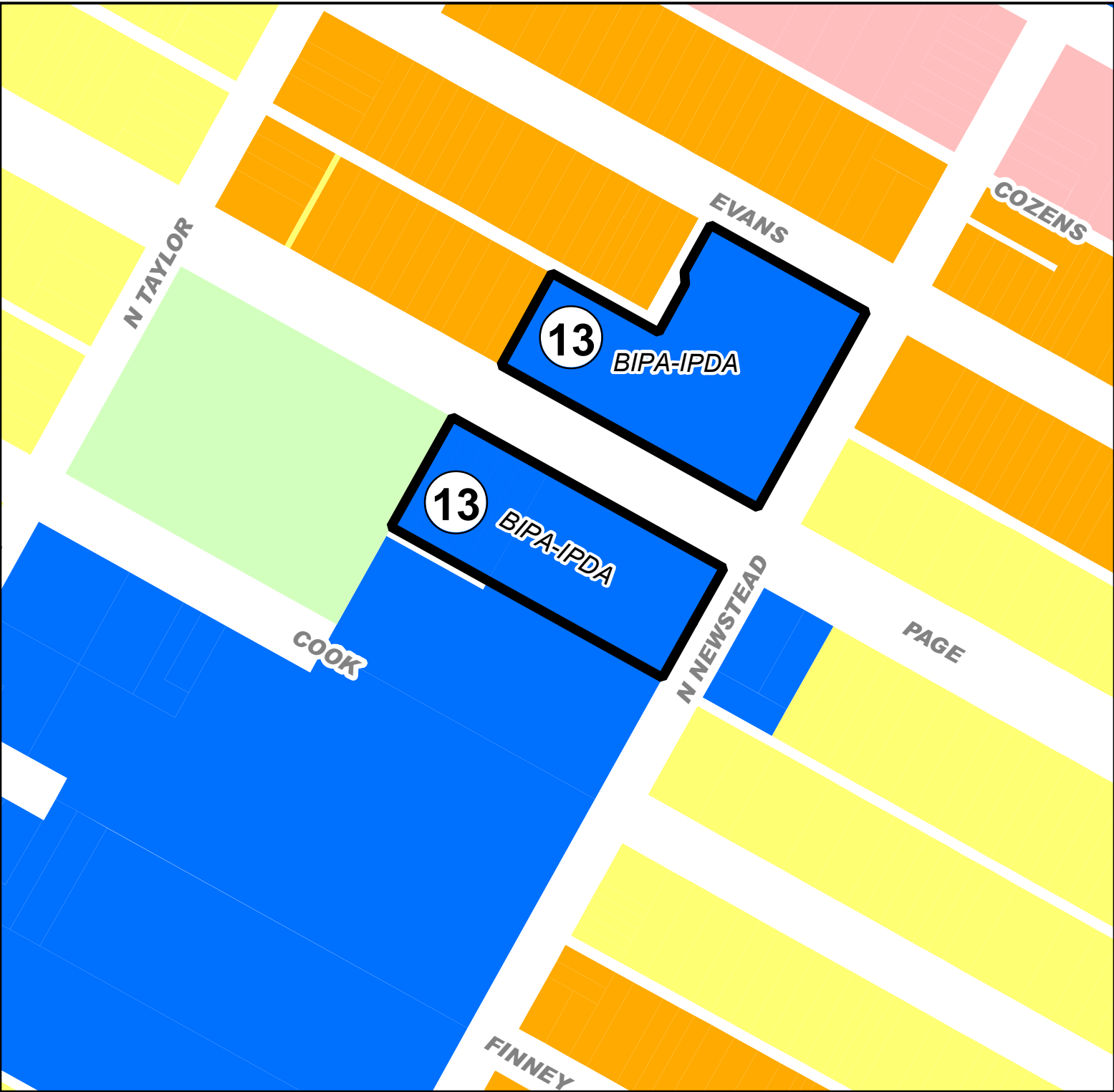
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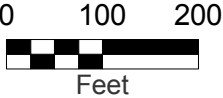
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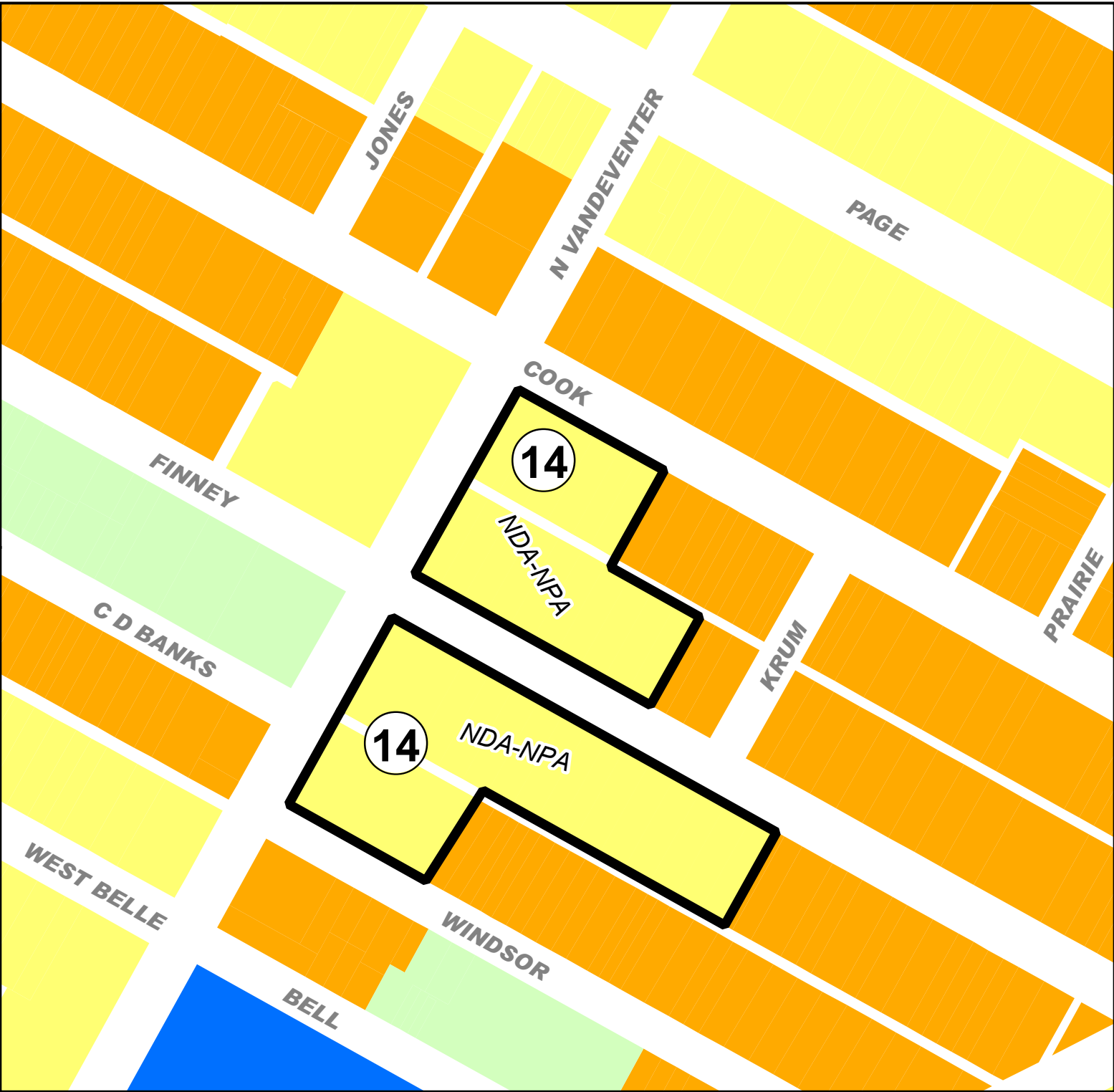
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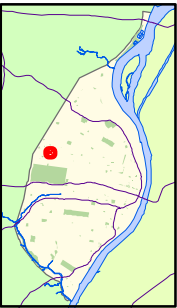
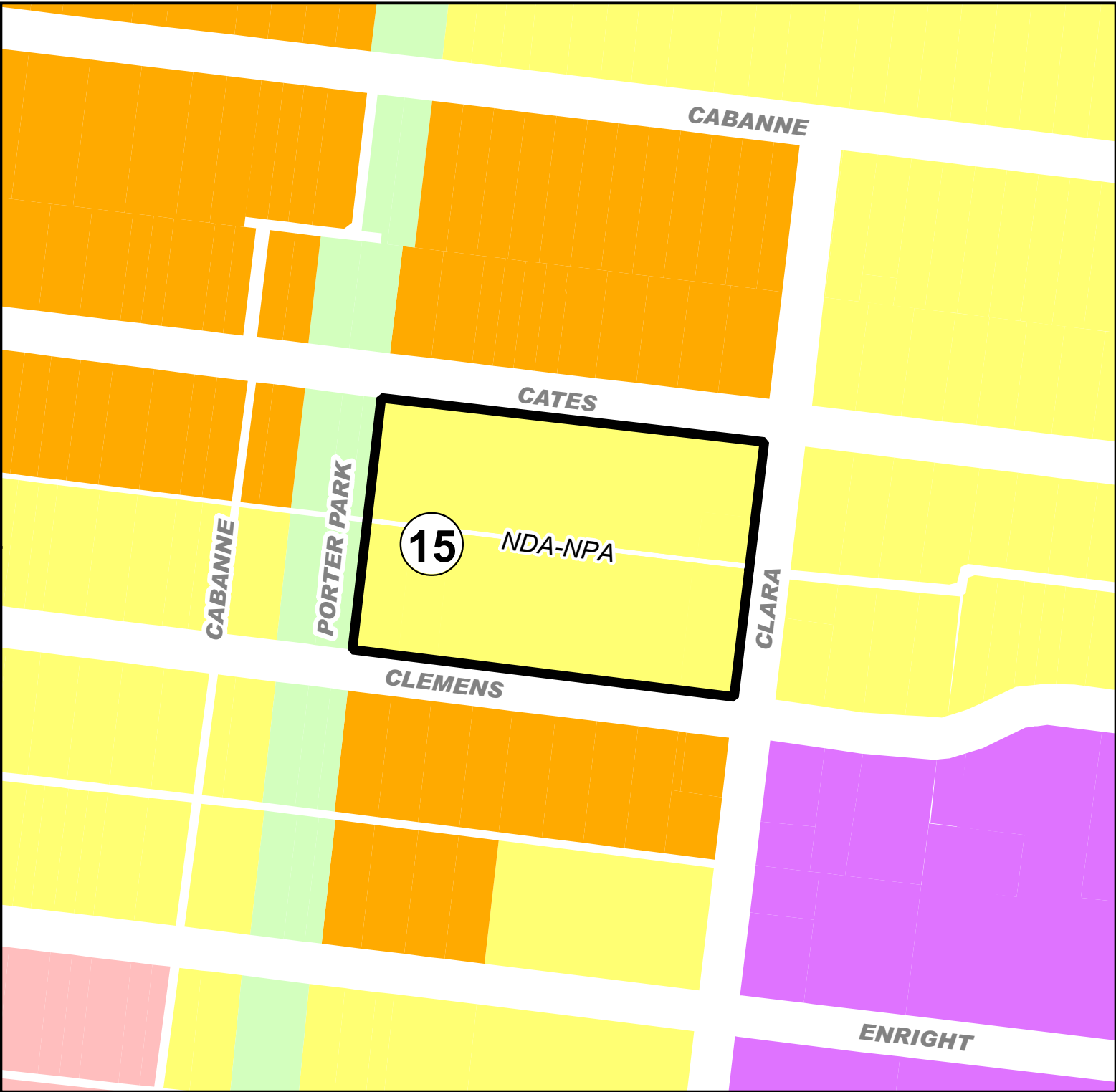
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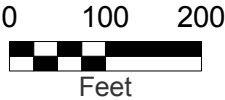
  
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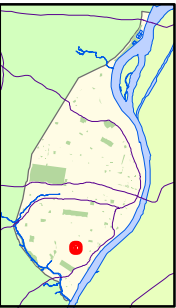
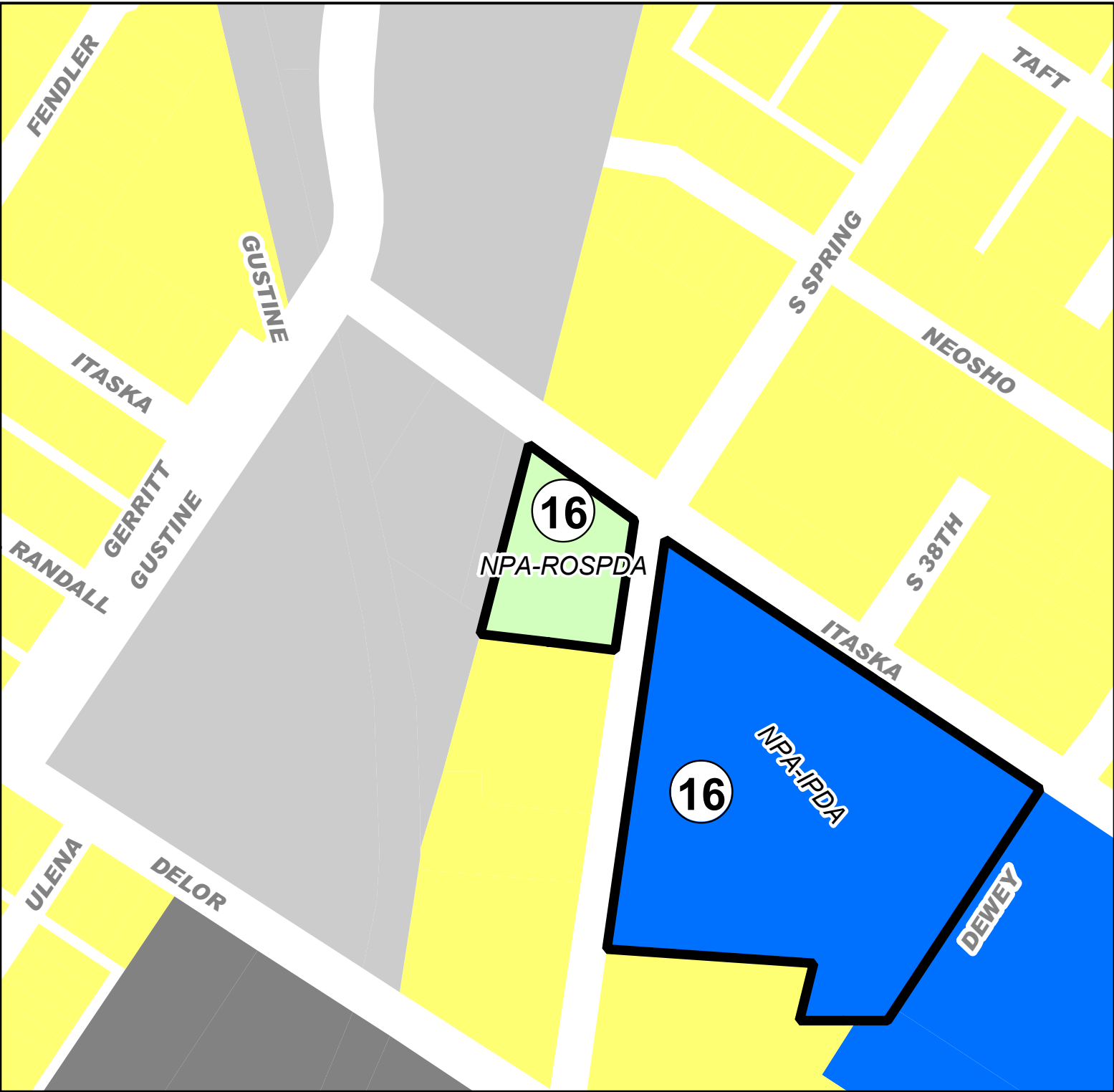
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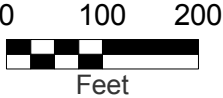
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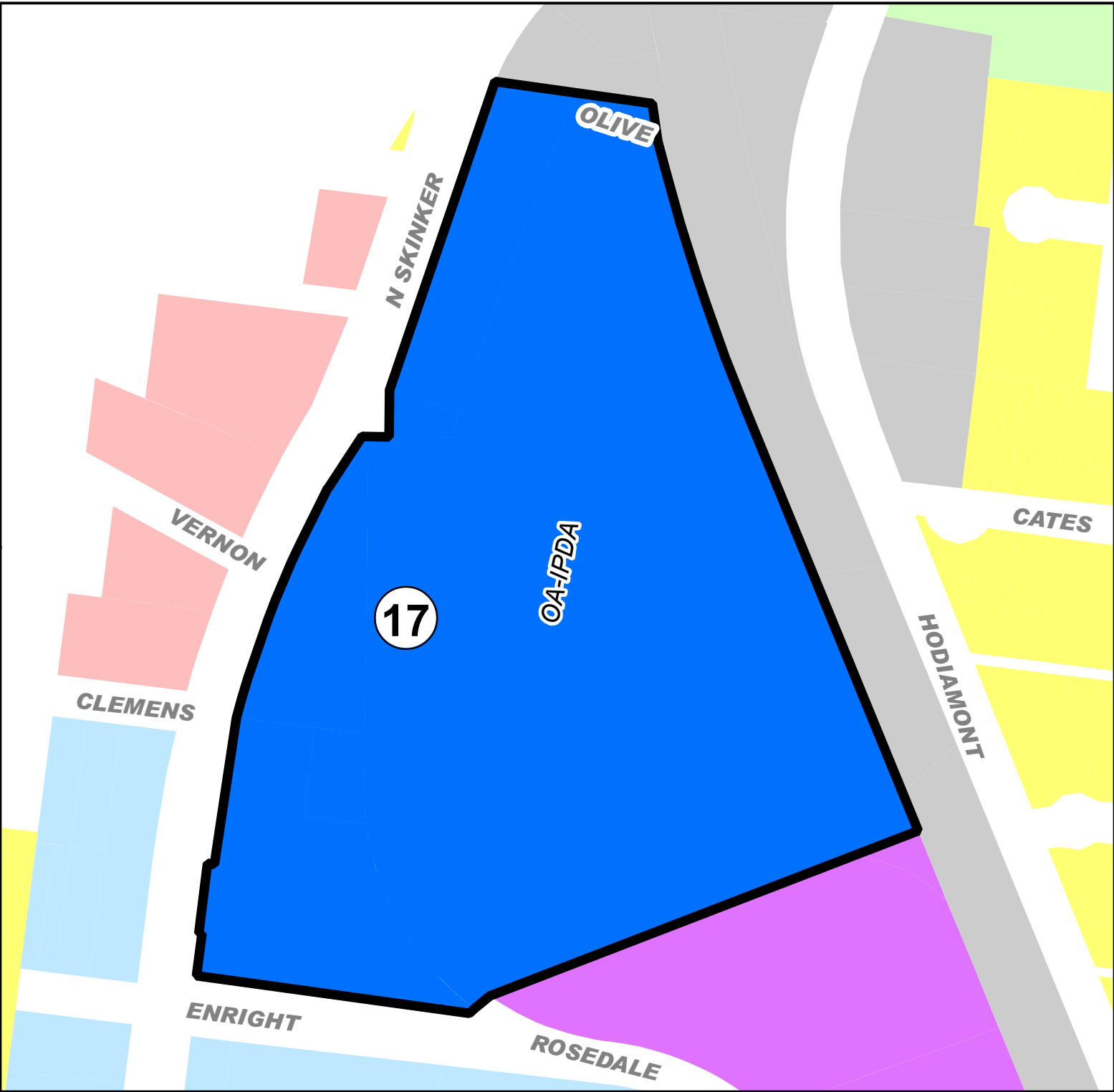
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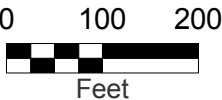


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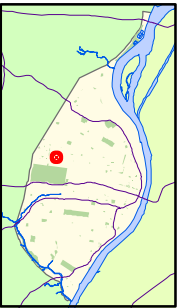
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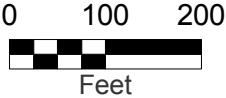
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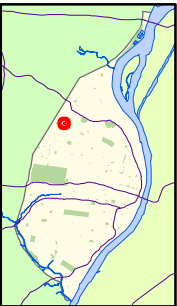
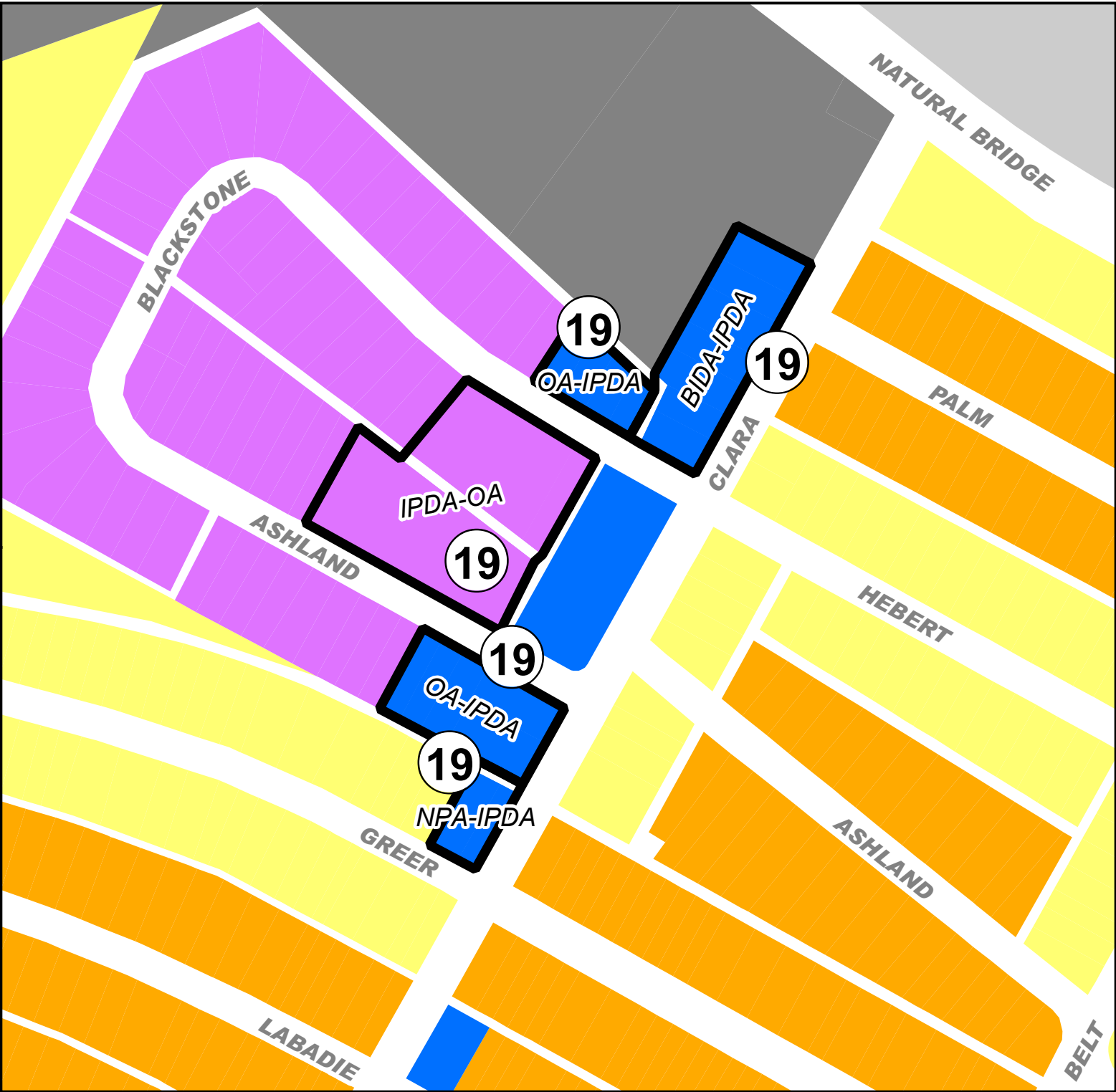
- Strategic Land Use Categories**
- Neighborhood Preservation Area
  - Neighborhood Development Area
  - Neighborhood Commercial Area
  - Regional Commercial Area
  - Recreational and Open Space Preservation Area
  - Business/Industrial Preservation Area
  - Business/Industrial Development Area
  - Institutional Preservation and Development Area
  - Specialty Mixed Use Area
  - Opportunity Area

Area  
18



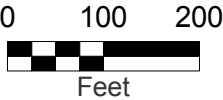
CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
FRANCIS G. SLAY, Mayor

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